



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

September 7, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**TRANSFER OF LITTLE LAKE PARK TO THE CITY OF SANTA FE SPRINGS
10900 PIONEER BOULEVARD, SANTA FE SPRINGS
(FIRST DISTRICT) (5-VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the County-owned real property commonly known as Little Lake Park, located at 10900 Pioneer Boulevard, Santa Fe Springs, is surplus to any present and foreseeable County needs.
2. Find that the proposed conveyance of the approximately 19.73 acres of real property is categorically exempt from the California Environmental Quality Act (CEQA).
3. Approve the conveyance as authorized pursuant to California Government Code Section 25550.5.
4. Approve and instruct the Chairman to sign the Quitclaim Deed (Attachment A) which has been approved as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to grant a request by the City of Santa Fe Springs (SFS) to convey title to approximately 19.73 acres of real property located at 10900 Pioneer Boulevard, Santa Fe Springs. Since 1980, SFS has maintained and operated the real property as a park site, commonly known as Little Lake Park. It has been the policy of the Board of Supervisors to convey title to County-owned property for park and recreational use by incorporated cities upon their request.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

The transfer of title proposed in this action is authorized by Section 25550.5 of the California Government Code which provides for transfer of real property improved for use as a park upon the finding that it is local in character. The fact that Little Lake Park is such an integral part of the recreational facilities and programs that SFS makes available to its immediate citizens as well as the public at large is indicative of a local in character finding. Section 25550.5 also provides that such transfer may be made without any consideration other than the agreement of the receiving city to maintain the real property as a public park, amusement or recreational area for the benefit and use by all County residents.

The subject real property is considered surplus to the County's present or future needs.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The Countywide Strategic Plan directs that we provide the public with quality services that are both beneficial and responsive (Goal 1). Allowing the use of surplus County property to operate and maintain a public park area for use and enjoyment by County constituents is consistent with that Goal.

FISCAL IMPACT/FINANCING

The gratis conveyance of the subject property will have no significant fiscal impact to the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The subject real property was originally acquired by the County in 1949 for development as a park site to serve the north Norwalk area. On February 10, 1954, the County entered into a 50-year lease agreement (Lease) with the Southeast Park Recreation and Parkway District (District) to take over the operation and maintenance of the park. Thereafter, the City of Norwalk became the District's successor of interest in the Lease.

On May 22, 1980, the City of Norwalk assigned its rights and interest in the Lease to SFS. SFS has made several improvements since assuming operation and control over the park including:

- Refurbishment of the community center building (including the kitchen area).
- Development of four softball fields (two with lighting for nighttime use) picnic structure, basketball courts, horseshoe courts and wading pool.
- Establishment of baseball and softball batting cages.

Among the improvements proposed by SFS for Little Lake Park in the future are the installation of enhanced security lighting for the entire park, development of two more ball fields, a playground area and construction of a skateboard park.

Pursuant to the terms of the transfer, SFS shall accept the subject property in its current "as is" condition with no guarantees or warranties by the County. In that regard, SFS has conducted some due diligence inspections, including a Phase I environmental study, and based upon their findings, the City Council has voted to accept transfer of title to the subject real property.

In accordance with your Board's policy, the deed reserves the mineral rights in the subject property to the County. Conveyance of title will be consummated by quitclaim deed.

County Counsel has reviewed all documents related to the transfer and has approved their use as required. Additionally, County Counsel concurs with CAO that a transferable interest in the subject property exists.

ENVIRONMENTAL DOCUMENTATION

The recommended action is categorically exempt under Class 16 of the State CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

The Honorable Board of Supervisors
September 7, 2004
Page 4

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended action will serve to maintain recreational opportunities for the public and will have no impact on any current County services or projects. Department of Parks and Recreation is in concurrence with the proposed transfer of title.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return two original copies of the executed Quitclaim Deed and two certified copies of the Minute Order, and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:CWW
CB:RL:cc

Attachment

c: County Counsel

LittleLakePark.b

ATTACHMENT A

RECORDING REQUESTED BY & MAIL TO

County of Los Angeles
Chief Administrative Office
Real Estate Division
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012

•
•
•
•
•
•
•

Space above this line for Recorder's use

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE

TAX PARCEL: 8009-023-900

QUITCLAIM DEED

The **COUNTY OF LOS ANGELES**, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged or has been secured by a deed of trust, does hereby surrender, quitclaim and release to:

CITY OF SANTA FE SPRINGS, a political corporation and/or governmental agency

all of the County's right, title and interest in and to the described real property, reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of said real property.

Said real property is located in the City of Santa Fe Springs, County of Los Angeles, State of California and is further described in Exhibit A attached hereto.

SUBJECT TO AND TRANSFEREE TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- c. At all times and under all conditions, said Property shall be equally open and available to residents of incorporated and unincorporated territory and there shall be no discrimination against or preference, gratuity, bonus or other benefit given residents of the incorporated area not equally accorded residents of the unincorporated territory.
- d. In the event the City does not continuously operate the Property as a park, then all right, title and interest in and to said Property shall revert back to the County of Los Angeles without any necessity of any affirmative action on the part of the County of Los Angeles.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. _____

By _____

Don Knabe
Chairman, Board of Supervisors

STATE OF CALIFORNIA))
COUNTY OF LOS ANGELES)) ss.

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2004, the facsimile signature of _____, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By Ferris E. Scott
Deputy

EXHIBIT A

DESCRIPTION:

THAT PORTION OF LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, OF THE SAN BERNARDINO MERIDIAN OF HOFFMAN'S SUBDIVISION OF THE RANCHO SANTA GERTRUDES, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 295 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 4; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 4 TO A POINT 165 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT SOUTHERLY THEREON 412.5 FEET FROM SAID NORTHWEST CORNER; THENCE ALONG THE WESTERLY LINE OF SAID LOT TO THE SOUTHWEST CORNER THEREOF, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT TO A POINT THEREIN, DISTANT WESTERLY 295 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 440.57 FEET OF SAID LAND MEASURED ALONG THE EAST LINE THEREOF.

ALSO EXCEPT THE EASTERLY 100 FEET THEREOF.

THE ABOVE DESCRIBED LAND IS SHOWN AS A PORTION OF LOT "A" OF GLADHEIM, AS PER MAP RECORDED IN BOOK 51 PAGE 56 OF MAPS, RECORDS OF SAID COUNTY.